

EXHIBIT A



03/14/2019

Make Check Payable To: CROSSROADS JOINT VENTURE

c/o Sears, Roebuck & Co.
Kmart #9416
3333 Beverly Rd/VP-RE Dept 824
Hoffman Estates, IL 60179

Re: Crossroads JV
White Plains, NY
Lease ID: 005301

Dear Sir/Madam:

In accordance with the terms of your Lease Agreement, your share of the 2018 ANNUAL CAM RECONCILIATION has been calculated. Enclosed is a detailed statement of the 2018 expenses along with the calculation for your share.

Effective January 01, 2019, your monthly contribution for CAM has been revised based upon the 2018 actual expenses as shown on the accompanying statement. The new monthly contribution amount will be 21,631.60 plus applicable tax reflected on your April 01, 2019 statement.

In addition, as the adjustment was due effective January 01, 2019, a retroactive adjustment amount of 4,547.27 plus applicable tax has been calculated to bring your estimated contributions current through the next billing date.

Please remit the amount shown for the 2018 reconciliation and retroactive new estimate adjustment for 2019 as summarized below.

Reconciliation amount including applicable tax due	18,189.08
Retroactive adjustment amount including applicable tax due	4,547.27
Total due	22,736.35

Please Remit Payment To:

**Property # 0087
PO Box 416246
Boston, MA 02241-6246**

If you have any questions regarding this matter, please do not hesitate to contact our office.

Thank You.

cc: Dorothy.Field@searshc.com

Crossroads JV
2018 ANNUAL CAM RECONCILIATION Expenses
For the Year Ending 2018

		2018 Actual Expenses	Expenses After Gross Up	G U
Landscaping Contract (O)	N	46,817.20	46,817.20	
Lscaping - Ugrnd Irrig(O)	N	769.62	769.62	
Landscaping - Other (O)	N	599.15	599.15	
Snow Removal	N	70,107.78	70,107.78	
Trash Removal Contract (O)	N	3,813.15	3,813.15	
Exterminatng Contract (O)	N	2,048.28	2,048.28	
PLot/Sidewalk Swp Cont(O)	N	37,814.45	37,814.45	
Other Cleaning Related(O)	N	6,385.90	6,385.90	
Other Paint & Related(O)	N	1,588.34	1,588.34	
Striping and Sealcoat (O)	N	11,061.98	11,061.98	
Other ParkLot & Sidewalk	N	9,064.69	9,064.69	
Electrical Repairs (O)	N	1,549.77	1,549.77	
Exterior Lighting (O)	N	10,523.04	10,523.04	
Plumbing Repairs (O)	N	187.91	187.91	
Repair Parking Lot (O)	N	168,112.48	168,112.48	
Repair Sidewalk & Curb(O)	N	17,487.53	17,487.53	
Electricity (CAM) (O)	N	18,455.67	18,455.67	
Other Utilities (CAM) (O)	N	540.71	540.71	
Water and Sewer (CAM) (O)	N	7,437.95	7,437.95	
Security Contract (O)	N	76,966.93	76,966.93	
Insurance - Liability	N	14,117.98	14,117.98	
Total 2018 ANNUAL CAM RECONCILIATION Expense		505,450.51	505,450.51	

Acadia Realty Trust

2018 ANNUAL CAM RECONCILIATION INVOICE

Property Address: Crossroads JV
Tenant Name: Kmart #9416
Lease ID: 005301
Invoice Date: 03/14/2019

2018 ANNUAL CAM RECONCILIATION Expense	505,450.51
Prior Year Expense w/ % Increase	
Prior Year Expense w/ % Increase	
Total Recoverable Expense for Current Year	505,450.51
Less Stop Amount	
Total Recoverable ANNUAL CAM RECONCILIATION Expense	<u>505,450.51</u>
Tenant Share	51.36%
Total Amount Due for 2018 Before Cap Cap for Year	259,579.16
Total Due for Full Year	259,579.16
Occupancy Percentage for Year	<u>100.00%</u>
Total Amount Due	259,579.16
Prior Estimates Billed	241,390.08
Total Reconciliation Billed	18,189.08
Sales Tax	
Total Due	<u>18,189.08</u>

Acadia Realty Trust
2018 CAM INVOICE
NEW ESTIMATE CALCULATION

Property Address: Crossroads JV
Tenant Name: Kmart #9416
Lease ID:: 005301
Date: 03/14/2019

2018 CAM Expense	505,450.51
Prior Year Expense w/ % Increase	
Prior Year Expense w/ % Increase	
Total Recoverable Expense	505,450.51
Less Stop Amount	
Total Recoverable CAM Expense	505,450.51
Tenant Share	51.36%
Total Amount Due for 2018 Before Cap Cap for Year	259,579.16
Total New Annual Amount	259,579.16
New Monthly Recurring CAM	
Amount Effective January 01, 2019	21,631.60

Retroactive Adjustment for Tuesday, January 01, 2019 to April 01, 2019

Retroactive New CAM	Estimate	64,894.79
Prior Estimates Billed for Retroactive Period		60,347.52
Total Retroactive Amount		4,547.27
Total Retroactive Amount Billed		4,547.27
Sales Tax		
Retroactive Amount Now Due		4,547.27